

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Winston-Salem Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$20,879,144**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 18				
% of Funds Committed	99.01 %	96.03 %	6	96.45 %	72	69	
% of Funds Disbursed	86.40 %	88.14 %	14	87.93 %	30	32	
Leveraging Ratio for Rental Activities	5.74	6.55	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.24 %	87.73 %	11	83.38 %	48	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.66 %	71.94 %	7	70.15 %	58	56	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.39 %	78.50 %	4	80.67 %	81	77	
% of 0-30% AMI Renters to All Renters***	52.79 %	38.01 %	5	45.30 %	66	65	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.64 %	1	95.32 %	100	100	
Overall Ranking:			In State: 4 / 18	Nationally:	82	81	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,729	\$9,682		\$26,635	841 Units	48.50 %	
Homebuyer Unit	\$14,452	\$11,354		\$14,938	385 Units	22.20 %	
Homeowner-Rehab Unit	\$20,475	\$24,410		\$20,675	242 Units	14.00 %	
TBRA Unit	\$5,684	\$1,647		\$3,216	266 Units	15.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,894	\$91,865	\$28,109
State:*	\$69,073	\$83,463	\$26,086
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	14.1	14.0	46.7	7.7	Single/Non-Elderly:	36.3	14.8	19.0	23.1
Black/African American:	85.0	76.9	52.1	92.3	Elderly:	26.6	2.1	51.2	0.0
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	33.4	68.6	12.4	76.9
American Indian/Alaska Native:	0.6	0.3	0.4	0.0	Related/Two Parent:	1.3	10.9	12.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	3.1	5.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.4	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	8.1	0.4	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	40.5	13.2	50.4	23.1	Section 8:	44.6	0.0 [#]		
2 Persons:	21.6	21.0	24.4	46.2	HOME TBRA:	0.4			
3 Persons:	20.9	35.3	10.7	7.7	Other:	13.8			
4 Persons:	11.1	16.9	8.3	23.1	No Assistance:	41.3			
5 Persons:	3.8	8.1	3.7	0.0					
6 Persons:	1.2	3.4	1.7	0.0					
7 Persons:	0.1	1.3	0.8	0.0					
8 or more Persons:	0.7	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 82
 (Percentile)

State Rank: 4 / 18 PJs

Overall Rank: 81
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	94.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	77.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.39	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.16	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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